

HOW TO APPLY

Interested property owners should call the office. A "Request for Rehabilitation Assistance" will be mailed to the property owner. Upon the receipt of the request from the property owner, the owner's name will be placed on a waiting list to be interviewed by a Loan Specialist who will process the application.

APPLICATION PROCESSING

Loans and deferred loans require the following documentation to be obtained by the Loan Specialist:

Verification of Income
Verification of Deposit & Assets
In-File Credit Report
Verification of Homeowners Insurance
Verification of Mortgage
Full/Limited Title Search
Appraisal

For Handicapped Applicants:

The Loan Specialist will request information from the applicant's physician relating to the needed rehabilitation/modification for the occupants handicap.

If you have question, please contact:

THE DIVISION OF COMMUNITY DEVELOPMENT

LEXINGTON-FAYETTE
URBAN
COUNTY GOVERNMENT
200 East Main Street
6th Floor
Lexington, Kentucky 40507
(859) 258-3070

A telecommunication device for
the deaf (TDD) is available by
calling:
(859) 258-3606



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Revised: April 12, 2008

Lexington Fayette Urban County Government

Division of Community Development



Community-Wide Housing Rehabilitation Program

PURPOSE

The Lexington-Fayette Urban County Government's Division of Community Development administers a Community-wide Housing Rehabilitation Program which is funded by the U.S. Department of Housing and Urban Development's Community Development Block Grant Program.

The Housing Rehabilitation Program is designed to provide loans and deferred loans of up to \$25,000 to assist eligible homeowners rehabilitate their homes. Funds must first be used to eliminate violations of the Urban County Government's Property Maintenance Code. Remaining funds may be used to address energy conservation, crime prevention and handicapped accessibility, as appropriate.

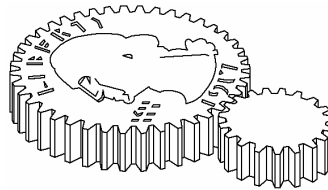


ELIGIBILITY

ANYONE who owns and occupies their house and whose income does not exceed the following guidelines (based on family size) is eligible to apply:

MAXIMUM INCOME BY FAMILY SIZE

<u>Family Size</u>	<u>Deferred Loans</u>	<u>Loans</u>
1	0 - \$22,250	\$22,251-\$35,550
2	0 - \$25,400	\$25,401-\$40,650
3	0 - \$28,600	\$28,601-\$45,700
4	0 - \$31,750	\$31,751-\$50,800
5	0 - \$34,300	\$34,301-\$54,850
6	0 - \$36,850	\$36,851-\$58,950



Persons whose income, according to family size, fall within the "Deferred Loan" column are eligible to receive a deferred loan. Deferred loans do not require a monthly payment, but a mortgage will be placed on the property for a period of 10 years. The mortgage will reduce 10% each year.

ANYONE whose income, according to family size, falls within the "Loan" column is eligible to apply for a loan with an interest rate of 0%, 1%, or 2% with a term of 20 years. A mortgage will be placed on the property for the term of the loan.

Properties having more than one owner are eligible for assistance as long as one or more of the owners occupy the property. Income eligibility will be based upon the income of the owner living in the property. The income of the absentee owners will not be used to determine eligibility. However, the absentee owners will have to sign the mortgage on a loan or deferred loan.

INELIGIBLE APPLICANTS

Applications will be denied for those homeowners: (1) whose incomes exceed the amount on the income/family size chart; (2) whose current mortgages are in default (3 months in arrears); (3) applicants who have delinquent property taxes; (4) applicants who have received financial assistance for rehabilitation in the past 15 years; and (5) applicants who have total assets of more than \$25,000. These assets include real property (excluding their principal residence and personal vehicles), stocks, bonds, certificates of deposits, shares in mutual funds, cash, etc.

